159.0	0005	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	692,300 /	692,300
USE VALUE:	692,300 /	692,300
ASSESSED:	692,300 /	692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRATT KELLY
Owner 2:	
Owner 3:	
Street 1:	104 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRATT KELLY -
Owner 2:	ALDERTON JENNA -
Street 1:	104 WAVERLY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	272,100	1,200	419,000	692,300
Total Card	0.161	272,100	1,200	419,000	692,300
Total Parcel	0.161	272,100	1,200	419,000	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.04 | /Parcel: 469.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105683
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0005-0015.0

!12410!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,100	1200	7,000.	419,000	692,300		Year end	12/23/2021
2021	101	FV	264,200	1200	7,000.	419,000	684,400		Year End Roll	12/10/2020
2020	101	FV	264,200	1200	7,000.	419,000	684,400	684,400	Year End Roll	12/18/2019
2019	101	FV	201,000	1200	7,000.	419,000	621,200	621,200	Year End Roll	1/3/2019
2018	101	FV	201,000	0	7,000.	353,100	554,100	554,100	Year End Roll	12/20/2017
2017	101	FV	201,000	0	7,000.	323,200	524,200	524,200	Year End Roll	1/3/2017
2016	101	FV	201,000	0	7,000.	275,300	476,300	476,300	Year End	1/4/2016
2015	101	FV	192,700	0	7,000.	239,400	432,100	432,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:39:45

LAST REV

Date	Time
09/16/21	17:52:47

jorourke

TAX DISTRICT

PAT ACCT. 12410

USER DEFINED

Prior Id # 1:	105683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRATT KELLY,	78183-198		7/6/2021	Convenience	129,255	No	No		
PRATT KELLY,	71174-544	1	6/18/2018	Convenience	99	No	No		
FOUNDAS JOHN N	71094-523	1	6/1/2018		800,000	No	No		
D ANTUONO WILLI	55541-596		10/6/2010		490,000	No	No		
	21001-477		2/1/1991		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	276	Re-Roof	7,400					
12/21/2011	1875	Re-Roof	2,300					re-roof side addit

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
6/30/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
10/17/2008	Meas/Inspect	355	PATRIOT
12/2/1999	Meas/Inspect	272	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.86	7			Topo	-5					418,950						419,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	418,950	Spl Credit		Total:	419,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	185.239
Other Features:	73250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394380
Depreciation:	122258
Depreciated Total:	272122

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

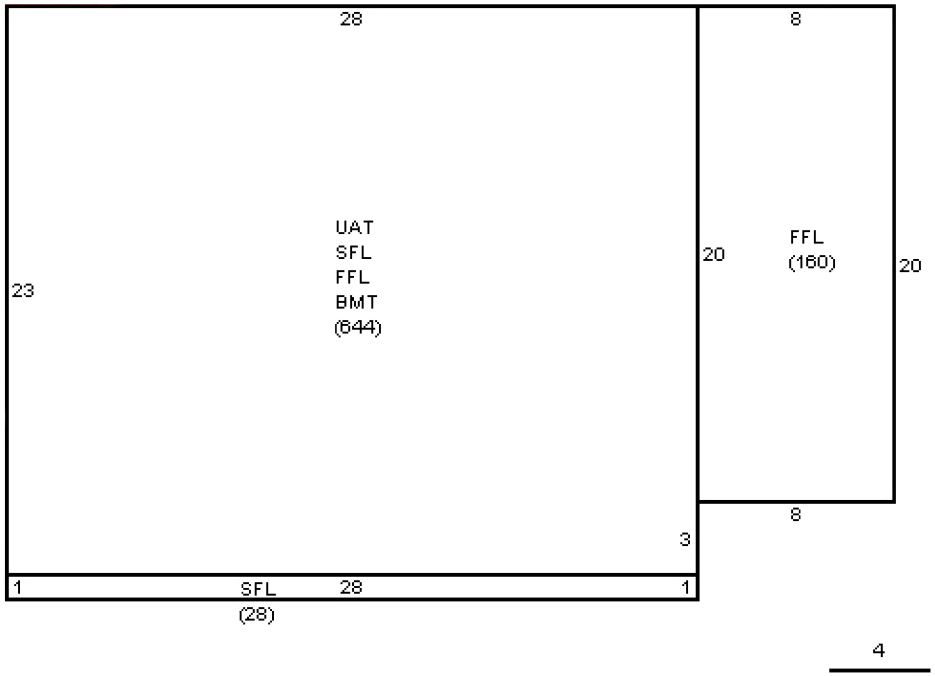
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.24
Special Features:	0	Val/Su Net:	119.29
Final Total:	272100	Val/Su SzAd	184.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	185.240	148,932
SFL	Second Floor	672	185.240	124,481
BMT	Basement	644	55.570	35,788
UAT	Upper Attic	161	74.100	11,929

Net Sketched Area:	2,281			Total:	321,130
Size Ad	1476	Gross Area	2764	FinArea	1476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X26	A	AV	2016	3.15	T	5	101			1,200			1,200

More: N	Total Yard Items:	1,200	Total Special Featues:		Total: 1,200